



BRITISH  
PROPERTY  
AWARDS

2017 - 2019  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN GL17-20

**Longdon**

**01684 293246**

**Engall  
Castle**  
**.com**



## 5 Orchard Ridge, Longdon, Tewkesbury GL20 6AY

Located within the village of Longdon in a quiet cul du sac next to the village green, this is an immaculately presented home, having been extended over the years to create a large detached property.

The clever layout provides great accommodation with a large hallway welcoming visitors into the property.

To the left there is a separate dual aspect lounge with large picture window overlooking the front and patio doors out to the rear and benefits from a feature fireplace housing a log burner.

Across the hallway is a separate dining room, used by the current vendors as another reception room because they have a large open plan kitchen/dining room. Again this room has a large picture window overlooking the front and making the room light and bright.

Across the back of the property is the triple aspect large kitchen/dining room which benefits from patio doors from the kitchen area and sitting area. The kitchen itself is fitted with a range of wall and base units with an integrated fridge and dishwasher.

Adjacent to the kitchen is a good sized utility room which has a door to the garden and completing the accommodation on the ground floor is wc.

On the first floor there are four double bedrooms and a family bathroom. The main bedroom has the benefit of a modern ensuite shower room.



The main bathroom is fitted with a panel bath, separate shower cubicle, pedestal wash basin and low level wc.

Outside the gardens are lovely with a stepping stone pathway meandering to the bottom of the garden. Predominantly laid to lawn, There are patio areas, mature planting and garden shed benefiting from power and light and the garden enjoys gated side access to the front.

At the front there is driveway parking for several vehicles and access to the single garage which has the benefit of power and light and personal door into the garden.

The property benefits from double glazed windows, oil fired central heating and mains drainage.

Longdon is a small rural village located between the towns of Tewkesbury and Upton upon Severn. It benefits from a village hall, village green and Parish Church, with two gastro pubs close by. School buses serve Upton upon Severn Primary and Hanley Castle High School.

Approximate distances (miles):

Tewkesbury	6	Cheltenham	16
Upton upon Severn	3	Birmingham	41
Gloucester	14	London	116

## Ground Floor

Entrance Hall	
Lounge	16'9"x11'6"
Kitchen/dining room	20'11"x15'3"
Reception room 2	10'9"x10'9"
Utility	7'11"x7'3"

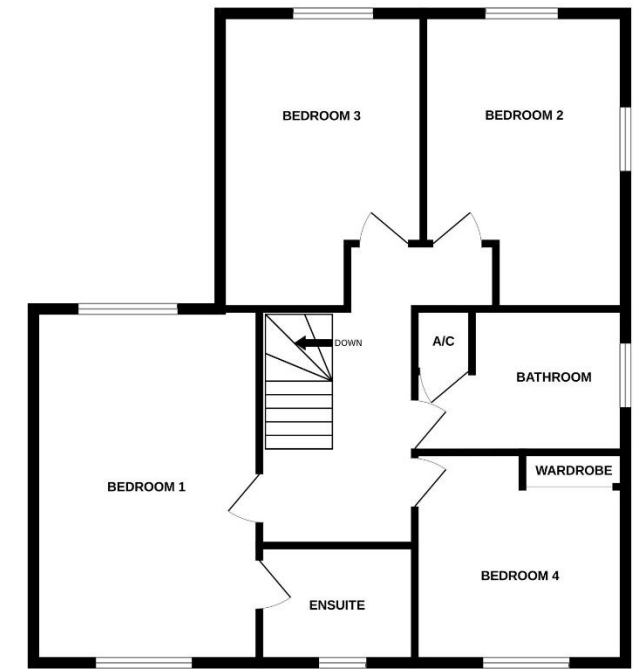
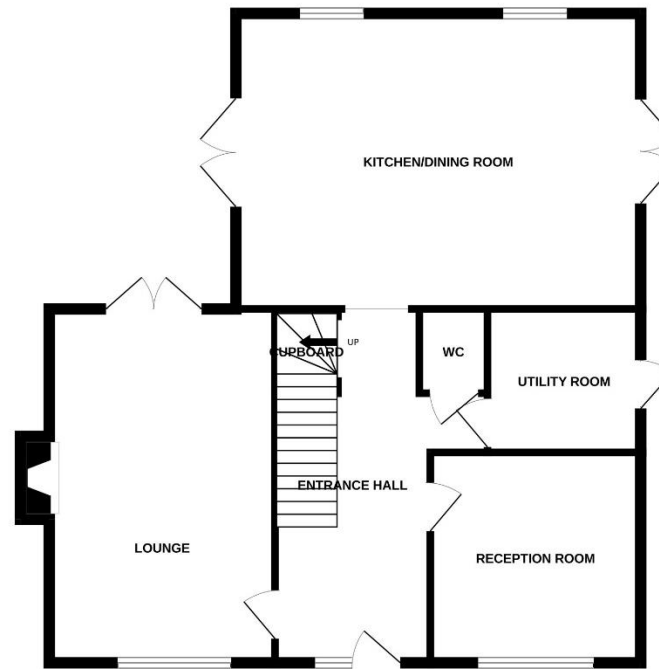
## First Floor

Bedroom 1	16'9"x11'5"
Ensuite	6'9"x5'5"
Bedroom 2	11'9"x10'3"
Bedroom 3	11'9"x10'4"
Bedroom 4	10'10"x10'10"
Bathroom	7'10"x7'3"

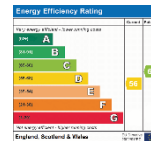
## Outside

Garage

**Malvern Hills District Council  
Tax Band C**



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



**Guide Price £550,000**

Viewing strictly by arrangement with Engall Castle Ltd  
155 High Street Tewkesbury Gloucestershire GL20 5JP  
Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm  
email: [sales@engallcastle.com](mailto:sales@engallcastle.com)

**01684 293 246**  
**[www.engallcastle.com](http://www.engallcastle.com)**



## Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.





